

CEDAR CLOSE,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Two bedroom first floor apartment | Share of the freehold | Bright and airy accommodation | Spacious lounge / dining room | Separate fitted kitchen | Modern shower room | Garage en bloc | Queens Road a short walk away | Excellent location for the Central Line | EPC rating C76 / Council Tax band D

**Guide Price**  
**£400,000**



A wonderfully bright and airy two bedroom first floor apartment which is ideally situated just a short walk from Buckhurst Hill Central Line Station and Queens Road's shops, cafes, restaurants and Waitrose Supermarket. The apartment is sold with a share of the freehold, a long lease and a garage en bloc.

### **Location**

Cedar Close is ideally located for Buckhurst Hill Central Line station (just two or three minutes' walk away), with its direct services to the City, Canary Wharf and West End and Queens Road's cafes, restaurants, boutique shops and Waitrose Supermarket are a similar short walk away. The area is well served with both state and independent schools, with Buckhurst Hill Community Primary School is located just a around the corner. For leisure pursuits, there are the green spaces of Roding Valley Nature Reserve and Epping Forest on the doorstep with a good selection of sports clubs and a David Lloyd Centre close by.

### **Interior**

This bright and spacious apartment offers over 700 sq. ft. of accommodation and is situated on the first floor of this well maintained private development. The flat commences with a welcoming entrance hall giving access to all rooms. The principal reception room is delightfully bright and spacious with full width windows taking full benefit of the west facing aspect and ample space for both dining and sitting areas. The separate kitchen is fitted with an extensive range of base and wall mounted units with contrasting worktops. There is plenty of space for appliances and storage option alike. The two bedrooms are both well appointed double rooms, each served by a modern fully tiled shower room with a contemporary suite.

### **Exterior**

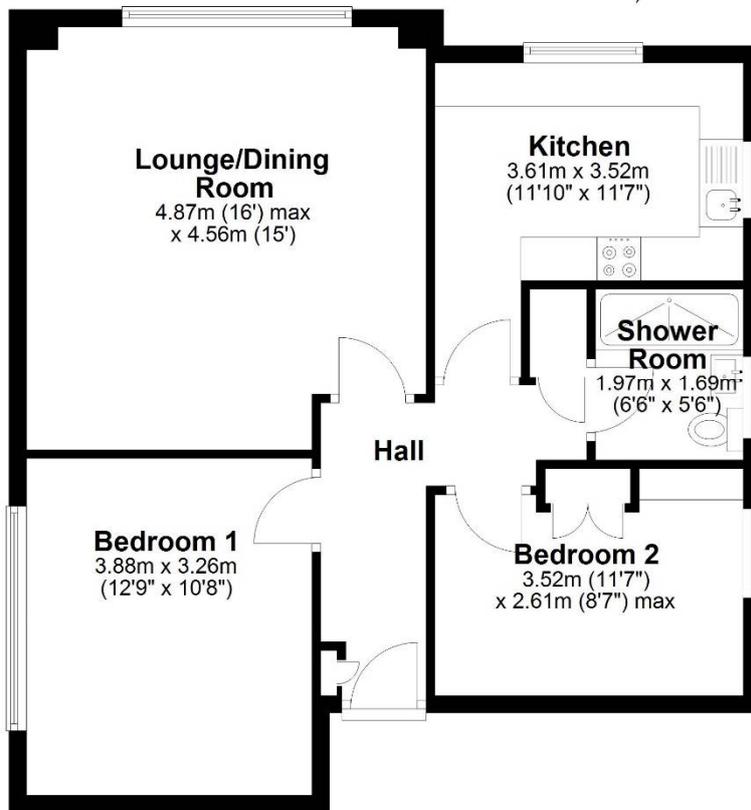
This private development is surrounded by well maintained communal gardens with a driveway leading to the rear of the building with a parking area, garages and further communal gardens. This apartment is sold with a garage en bloc and the resident's parking is unallocated.

### **Estate Agent's note**

This apartment is being sold with a share of the freehold and a recently extended lease of 999 years. The present service charge payable amounts to £100 per month and this includes building's insurance, maintenance of the building and grounds and communal cleaning.

## First Floor

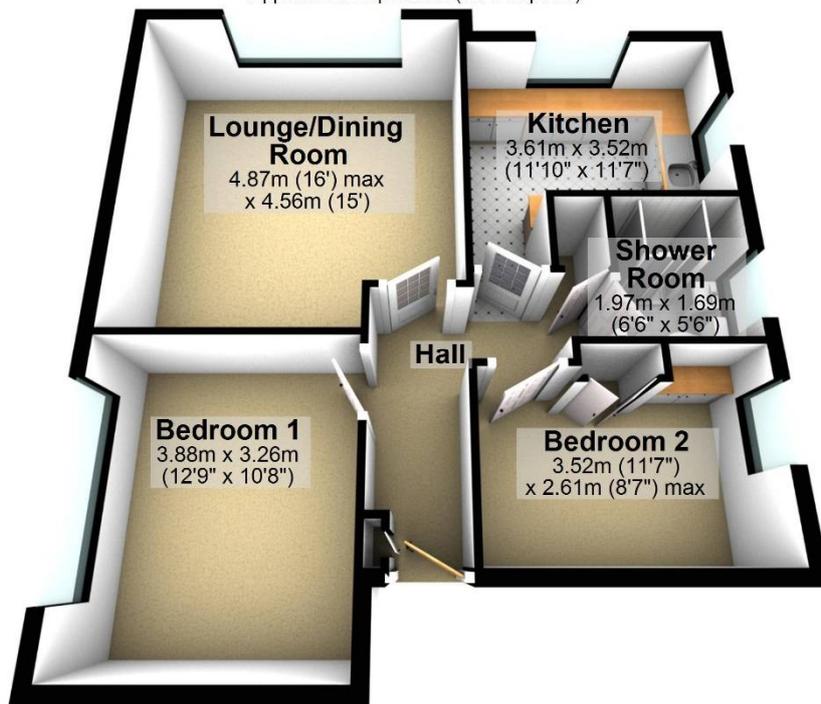
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Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.  
Details Prepared on 24th April, 2025